

PLANNING DIVISION  
SHORELINE MANAGEMENT ACT OF 1971

# PERMIT FOR SHORELINE MANAGEMENT

## EVALUATION FORM & DECISION

**DATE OF PERMIT ISSUANCE:** August 9, 2010  
**LAND USE ACTION FILE NO.:** LUA10-041, ECR, SM  
**DATE RECEIVED** June 24, 2010  
**DATE OF PUBLIC NOTICE:** July 1, 2010  
**TYPE OF ACTION(S):** ☒ Substantial Development Permit  
☐ Conditional Use Permit  
☐ Variance Permit

Pursuant to Chapter 90.58 RCW, staff recommends that the City of Renton grant a Substantial Development Permit. This action is proposed on the following application:

**PROJECT NAME:** Lake Washington Blvd. Storm Improvements  
**PROJECT MANAGER:** Vanessa Dolbee, (Acting) Senior Planner  
**OWNER:** City of Renton, City right-of-way, Renton, WA 98057;  
and  
Port Quendall Company, 4350 Lake Washington Blvd.  
N, Renton, WA 98057  
**APPLICANT/CONTACT:** City of Renton Surface Water Utility, Attn: Steve Lee,  
1055 South Grady Way, Renton, WA 98057  
**PROJECT LOCATION:** In existing ROW fronting 4350 Lake Washington Blvd. N  
**LEGAL DESCRIPTION:** Within the ROW of Sec. 32, Twn. 24, R. 5 E  
**SEC-TWN-R:** Sec. 32, Twn. 24, R. 5 E  
**WITHIN THE SHORELINES OF:** May Creek  
**APPLICABLE MASTER PROGRAM:** City of Renton

**PROPOSAL DESCRIPTION:**

The purpose of the project is to install curb/gutter and portions of a sidewalk, a new storm system, and a water line extension within Lake Washington Blvd. N. to meet the infrastructure needs for future development in the vicinity of the I-405 Exit 7 area, including the Hawks Landing development. The proposed infrastructure's design expands beyond the existing

right-of-way(ROW); therefore, a portion of the development would occur on private property located on the east side of Lake Washington Blvd. N. The small portion of the project that would occur outside of the existing ROW would be located on the site commonly known as the Pan Abode Site (Tax Parcel# 3224059049, 4350 Lake Washington Blvd. N).

The following list describes each part of the proposed project:

- Curb and Gutter: The curb and gutter would extend on the east side of Lake Washington Blvd. N. from Ripley Lane N. approximately 600 feet south; and curb, gutter and sidewalk would continue south on the east side of Lake Washington Blvd. N. to connect to the existing bridge over May Creek.
- Pervious Sidewalk: The sidewalk would be installed from approximately 270-feet north of the May Creek Bridge to the existing May Creek Bridge sidewalk connection. The sidewalk is proposed to be 12-feet wide with a 10-foot landscape strip behind the curb and be made of porous concrete.
- Stormwater System: The stormwater system would collect road, curb, gutter, and sidewalk runoff and provide water quality treatment for a portion of the existing road prior to discharging to an existing stormwater system flowing to May Creek. The new storm system would consist of approximately 810 lineal feet of 24-inch storm pipe with a catch-basin collection system capable of carrying traffic loading.
- Wet Bio Swale: The project also includes a wet bio swale, approximately 140 lineal feet (top length) of which, will be used to treat a portion of the runoff from Lake Washington Blvd. N. One 20-foot wide gravel maintenance access road is proposed off of Lake Washington Blvd. N. The landscape strip is proposed to terminate just north of the maintenance access road.
- Water Line: The water line extension consists of the installation of about 1,450 feet of 12-inch water line in Lake Washington Blvd. N. from NE 40th St. to NE 44th St. A 100-foot portion of the water line will be installed inside an existing 18-inch steel casing within the May Creek Bridge.

The reach of May Creek near the project site has been designated as an Urban Shoreline pursuant to the City's SMP. May Creek runs through the south end of project area; it flows under Lake Washington Blvd. N into Lake Washington approximately 0.25 miles southwest of the subject property. The downstream portion of the new storm system is within 60 feet of May Creek and the new water line will cross May Creek in an existing 18-inch steel casing located within the May Creek Bridge. Under current conditions stormwater directly discharges into May Creek from the existing road side ditch. After the proposed project completion, discharge would remain in May Creek however, the subject project includes the addition of a wet bio swale to treat stormwater runoff prior to discharge into May Creek. Moreover, the subject project would result in improvements in the water quality discharging into the creek. The applicant has indicated that the creek itself would not be disturbed during construction and best management practices would be conducted to ensure the creek is protected from sediment flowing downstream during construction. No fill or dredge is proposed to be placed within May Creek.

The following section/page of the Master Program is applicable to the development:

<b><u>RMC Section</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
4-3-090J	Urban Environment	3-25
4-3-090K	General Use Regulations for All Shoreline Uses	3-26
4-3-090L	Specific Use Regulations	3-27

Development of this project shall be undertaken pursuant to the following terms and conditions:

1. The applicant shall comply with all construction conditions of State Agencies.
2. The applicant shall comply with all mitigation measures identified in the SEPA Environmental Review for the subject project.

This Permit is granted pursuant to the Shoreline Management Act of 1971 and pursuant to the following:

1. The issuance of a license under the Shoreline Management Act of 1971 shall not release the applicant from compliance with federal, state, and other permit requirements.
2. This permit may be rescinded pursuant to Section 14(7) of the Shoreline Management Act of 1971 in the event the permittee fails to comply with any condition(s) hereof.
3. Construction permits shall not be issued until twenty-one (21) days after approval by the Washington State Department of Ecology or until any review proceedings initiated within this twenty-one (21) day review period have been completed.

[Signature on File]

C. E. "Chip" Vincent, Planning Director  
Planning Division

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Date

**APPEALS:** Appeals of Shoreline Substantial Development Permit issuance must be made directly to the Shorelines Hearings Board. Appeals are made by filing a request in writing within the twenty-one (21) days of receipt of the final order and concurrently filing copies of such request with the Washington State Department of Ecology and the Attorney General's office as provided in section 18(1) of the Shorelines Management Act of 1971. All copies of appeal notices shall also be filed with the City of Renton Planning Division and the City Clerk's office.

**EXPIRATION:** Unless a different time period is specified in the shoreline permit as authorized by RCW 90.58.143 and subsection J1 of RMC 4-9-190, construction activities, or a use or

activity, for which a permit has been granted pursuant to this Master Program must be commenced within two (2) years of the effective date of a shoreline permit, or the shoreline permit shall terminate, and a new permit shall be necessary. However, the Planning Division may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed with the Planning Division before the expiration date, and notice of the proposed extension is given to parties of record and the Washington State Department of Ecology. DEFINITION OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES: the construction applications must be submitted, permits must be issued, and foundation inspections must be completed before the end of the two (2) year period.

Attachments: A. Neighborhood Detail Map

cc: Attorney General's Office  
Owner(s)/Applicant – City of Renton & Port Quendall Company  
Contact – City of Renton Surface Water Utility, Steve Lee  
City of Renton Official File